

# ***Town of Horicon Planning Board***

Minutes of November 18, 2009

**Members Present:** Bill Bruce, Harry Balz, Mike Raymond, Doug Paton, Jim Remington Alternate: Georgia McMeekin

**Members Absent:** Alternate: Dennis Doyle

**Others Present:** Zoning Administrator Gary McMeekin, Town Board Member: Bob Olson, ZBA member Gary Frenz, ZBA Chair Priscilla Remington

**Guests Present:** Roscoe Chase, Bill McGhie

Pledge

Bill Bruce stated that the NYS recommends that each person wishing to address the board be given three minutes to state their opinion not including the applicant or their representative.

## **PUBLIC HEARING:**

**File # 2009-03 SD Tax Map 55.-1-6 Roscoe Chase** seeking a three (3) lot subdivision of 39.4 acre parcel located on South Ike Hayes Rd in the LC-10 acre zone. Roscoe Chase stated that the Town has continued South Ike Hayes road including a cul-de-sac and was pleased with the work done by the highway dept. Bill Bruce asked is anyone had any comments or questions, being no comments or questions Harry Balz made a motion the close the public hearing, 2<sup>nd</sup> by Doug Paton. All Ayes.

**The regular meeting of the Planning Board** was called to order by Chair, Bill Bruce.

Motion to approve the **September minutes** as written was made by Harry Balz, 2<sup>nd</sup> by Doug Paton. All Ayes.

## **UNFINISHED BUSINESS:**

**File # 2009-03 SD Tax Map 55.-1-6 Roscoe Chase** seeking a three (3) lot subdivision of 39.4 acre parcel located on South Ike Hayes Rd in the LC-10 acre zone. After a brief discussion, Harry Balz made a motion to approve the three lot subdivision as the town has extended the road, the applicant has APA approval and their was no public objection, 2<sup>nd</sup> by Jim Remington. All Ayes.

**File #2009-24 CU Tax map 53.-3-44 Mary Ann Warren** seeking a Conditional Use to expand living space, provide assistance for senior living on parcel located at 34 Warren Ave in the RRD-10 acre zone. Bill Bruce stated that a letter was received by the applicant that clarify's the boards concern of the "assisted living" statement, but is still concerned with emergency access to the home(s) with the driveway condition. Jim Remington stated that this is a driveway. Discussion ensued regarding the 911 address system, the ordinance regarding driveway length and road regulations. Bill Bruce stated that he would ask Town Counsel to review at any legal responsibility this board would have regarding driveways and stated that the Fire Chief, Jim Hayes was asked to examine the driveway for emergency access purposes and stated that there was no issue in accessing the Warren house but had concerns in getting to the second home located at 42 Warren Ave. Harry Balz requested that the Fire Chief state his findings in a letter. Lengthy discussion ensued regarding the ordinance and NYS building codes regarding private roads/driveways. Doug Paton made a motion to deem the application complete and schedule a public hearing requesting that a legal opinion from the Town Counsel and letter from the Horicon Fire Chief, 2<sup>nd</sup> by Harry Balz. All Ayes.

**Board Privilege:** Discussion regarding Zoning Map. Harry Balz made a motion regarding the upgrading of the Zoning Map to show all roads, public and private, 2<sup>nd</sup> by Mike Raymond. All Ayes.

Harry Balz stated that he and Gary Frenz attend the Storm water conference in Lake George and felt that there was good discussion regarding requirements that the Towns, Zoning Administrators will need to address in the near future.

Being no further business, Chair Bill Bruce adjourned the meeting at 8:10 PM

Respectfully Submitted

Christine Smith-Hayes, Secretary